

ORDINANCE NO. 980723-N

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

30.061 ACRE TRACT OF LAND OUT OF THE ANDERSON ARBOR SUBDIVISION, IN WILLIAMSON COUNTY, FROM "I-RR" INTERIM RURAL RESIDENCE DISTRICT TO "GR-CO" COMMUNITY COMMERCIAL DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 13401-13471 NORTH U.S. HIGHWAY 183, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "I-RR" Interim Rural Residence district to "GR-CO" Community Commercial district-Conditional Overlay combining district on the property (the "Property") described in File C14-97-0148, as follows:

30.061 acre tract of land out of the Anderson Arbor Subdivision in Williamson County, Texas, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 13401 to 13471 North U.S. Highway 183, in the City of Austin, Williamson County, Texas, and as more particularly identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property is limited to "LR" Neighborhood Commercial district standards and regulations.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "GR" Community Commercial base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on August 3, 1998.

PASSED AND APPROVED

_____, July 23, 1998. §
 §
 §
 § Kirk Watson
 §
 Mayor

APPROVED: Andrew Martin ATTEST: Betty G. Brown
 Andrew Martin Betty G. Brown
 City Attorney Deputy City Clerk

METES AND BOUNDS DESCRIPTION

30.061 ACRES OF LAND
PART OF ANDERSON ARBOR
WILLIAMSON COUNTY, TEXAS

ALL THAT CERTAIN PARCEL OR TRACT OF LAND BEING PART OF LOTS 2, 3, 4, 6, 7, 8 AND 9, AND ALL OF LOTS 1 AND 5, BLOCK A, OF "ANDERSON ARBOR" A SUBDIVISION IN WILLIAMSON COUNTY, TEXAS, OF RECORD IN CABINET M, SLIDES 23-25 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID PROPERTY BEING A TOTAL OF 30.061 ACRES OF LAND, SAID PROPERTY BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at an iron rod found in the east R.O.W. line of U.S. Highway No. 183 at it's intersection with the south R.O.W. line of Anderson Mill Road, being the westerly northwest corner of Lot 6 of said Anderson Arbor; Thence with the south R.O.W. line of Anderson Mill Road and north line of Lot 6, N30d19'32"E for a distance of 78.39 feet to a point for the northwest corner and POINT OF BEGINNING hereof

Thence with the south R.O.W. line of Anderson Mill Road and north line of Lot 6 and then Lot 5 and Lot 1, the following 8 calls:

1. N30d19'32"E for a distance of 41.23 feet to an iron rod found for a corner hereof
2. N66d00'09"E for a distance of 49.52 feet to an angle point
3. N74d29'20"E, at a distance of 51.51 feet passing the common north corner of said Lots 6 and 5, and continuing on for a total distance of 113.79 feet to a point of curve
4. with a curve to the left whose radius is 1310.01, for an arc distance of 164.06 feet, chord bears N73d51'22"E for a distance of 163.95 feet to a point of tangency
5. N71d50'16"E for a distance of 455.61 feet to a point of curve
6. with said curve to the left whose radius is 1145.00 feet, and whose arc length is 32.95 feet, and whose chord bears N71d29'47"E for a distance of 32.95 feet to a point at the northwest corner of Lot 1 of said Anderson Arbor and northeast corner of said Lot 5
7. continuing with said curve to the left whose radius is 1145.00 feet, and whose arc length is 85.96 feet, and whose chord bears N68d31'16"E for a distance of 85.94 feet to a point of tangency
8. N65d52'46"E for a distance of 136.18 feet to an iron rod set at the northeast corner Lot 1 for the northeast corner hereof

THENCE with the east line hereof, east line of said Lot 1, and west line of that certain tract called 1.147 acres in a deed to Southwestern Bell Telephone Co., of record in Volume 436, Page 408 of the Deed Records of Williamson County, Texas, S18d53'31"E for a distance of 170.95 feet to an iron rod found and S18d59'41"E for a distance of 41.62 feet to an iron pipe found at the southeast corner of Lot 1, in the north line of Lot 4, at the southwest corner of said Bell Telephone tract, for an inside corner hereof

THENCE with the north line of Lot 4 and south line of said Bell Telephone tract, N70d37'13"E for a distance of 199.60 feet to an iron pipe at the northeast corner of Lot 4 and southeast corner of said Bell Telephone tract, in the west line of Lot 2, for the easterly northeast corner hereof

THENCE with the east line of Lot 4 and then a southerly projection thereof, passing into Lot 2, S18d50'44"E, at a distance of 65.26 feet passing the most easterly corner of Lot 4, and continuing on for a total distance of 660.82 feet to a point for the most easterly corner hereof

THENCE with a south line hereof, S71d50'00"W for a distance of 408.82 feet to a point in the east line of Lot 3 and west line of Lot 2 for an interior corner hereof

THENCE with the east line of Lot 3 and west line of Lot 2 S18d55'24"E for a distance of 328.48 feet to the common south corner of said Lots 2 and 3, in the north R.O.W. line of Enterwood Parkway, for the southerly southeast corner hereof

THENCE with the south line of Lot 3 and north R.O.W. line of Enterwood Parkway, the following 4 calls:

1. S57d45'52"W for a distance of 12.19 feet to a point of curve
2. with said curve to the right whose radius is 1219.28 feet, arc length is 191.53 feet, and whose chord bears S61d33'26"W for a distance of 191.33 feet to a point of tangency
3. S66d03'26"W for a distance of 209.00 feet to a point of curve
4. with said curve to the left whose radius is 691.52 feet, arc length is 175.62 feet, and whose chord bears S58d46'54"W for a distance of 175.15 feet to a point in the City of Austin City Limit Line

THENCE with the City Limit Line, the following 3 calls:

1. N53d14'09"W for a distance of 55.40 feet to a point of curve
2. with said curve to the right whose radius is 1610.08 feet, arc length is 662.42 feet, and whose chord bears N41d26'59"W for a distance of 657.75 feet to a point of tangency
3. N18d25'00"W for a distance of 605.16 feet to the POINT OF BEGINNING hereof and containing 30.061 acres of land, more or less.

As surveyed by Samford & Associates

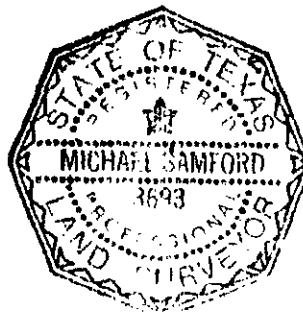


Michael Samford, R.P.L.S. 3693

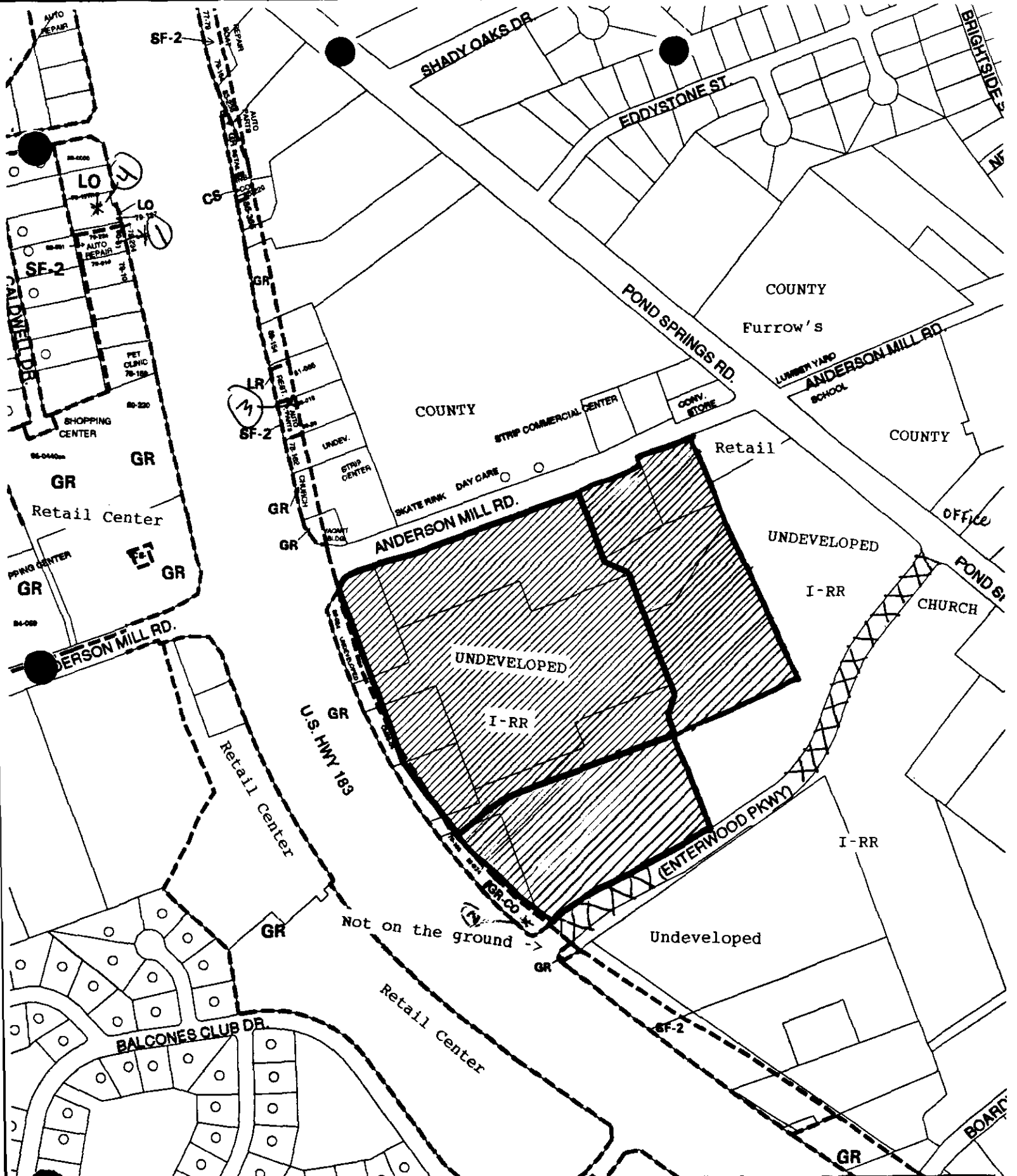
bearings based on iron rods found at the southwest corner of Lot 1, Block C and northwest corner of Lot 6, Block A, per plat of Anderson Arbor.

description prepared 2/20/98

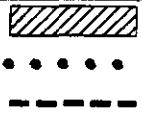
980100z.mb



986723-N



SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY
 CASE MGR: C.A.LTER



CASE #: C14-97-0148

ADDRESS: 13401-13471 N. U.S. HWY

SUBJECT AREA (acres): 30.06 ±

ZONING EXHIBIT "B"

DATE: 97-11

INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER

G37

1" = 400'

Austin American-Statesman

PO#: 980723N
Ad ID#: 7UM706700
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

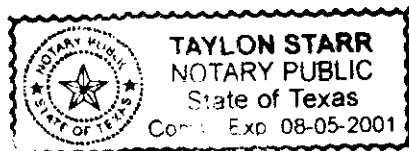
SHARON JANAK

Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	8/5/98	Last Published:	8/5/98
Times Published:	1	Classification:	9980
Lines:	20	Cost:	\$55.80

and that the attached is a true copy of said advertisement.

SWORN AND SUBSCRIBED TO BEFORE ME, this the 5th day of August 1998



Taylor Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541

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Sharon Janak
City of Austin